007.0	0005	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,101,500	/	1,101,500
USE VALUE:	1,101,500	/	1,101,500
ASSESSED:	1,101,500	/	1,101,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9	-11	LAKEHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARROLL DAVID J JR
Owner 2:	CARROLL KAROLINE E
Owner 3:	
Street 1:	11 LAKEHILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HAGERTY MICHAEL TURNER & -
Owner 2:	AHMED ALEXANDRA TARA -
Street 1:	9-11 LAKEHILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Wood Shingle Exterior and 2286 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4972.000	646,200		455,300	1,101,500
Total Card	0.114	646,200		455,300	1,101,500
Total Parcel	0.114	646,200		455,300	1,101,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 481.85 /Parcel: 481.85

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	6558
GIS Ref	
GIS Ref	
Insp Date	02/15/18

!702!

PREVIOUS ASSESSMENT

Parcel ID: 007.0-0005-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	646,200	0	4,972.	455,300	1,101,500		Year end	12/23/2021
2021	104	FV	560,700	0	4,972.	455,300	1,016,000		Year End Roll	12/10/2020
2020	104	FV	560,800	0	4,972.	455,300	1,016,100	1,016,100	Year End Roll	12/18/2019
2019	104	FV	412,300	0	4,972.	483,800	896,100	896,100	Year End Roll	1/3/2019
2018	104	FV	412,300	0	4,972.	352,900	765,200	765,200	Year End Roll	12/20/2017
2017	104	FV	386,600	0	4,972.	307,300	693,900	693,900	Year End Roll	1/3/2017
2016	104	FV	330,400	0	4,972.	261,800	592,200	592,200	Year End	1/4/2016
2015	104	FV	293,800	0	4,972.	256,100	549,900	549,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:53:43

LAST REV

Date	Time
10/21/21	12:22:29
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 702

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAGERTY MICHAEL	77374-30	1	3/30/2021		1,205,000	No	No		
PERRY MARY-ANN,	66480-290		12/4/2015		765,000	No	No		
PERRY FRANCIS J	42256-143		3/18/2004	Family	1	No	No		
	8283-49		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	6558
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/11/2009	132	Redo Kit	10,000					
3/11/2009	133	Redo Kit	20,000					
5/23/2005	418	Porch	25,000			G7	GR FY07	REMOVE AND RE-BUIL

ACTIVITY INFORMATION

Date	Result	By	Name
7/13/2021	SQ Returned	JO	Jenny O
6/23/2021	SQ Mailed	MM	Mary M
2/15/2018	MEAS&NOTICE	BS	Barbara S
6/28/2016	Sales Review	PT	Paul T
5/13/2009	Measured	372	PATRIOT
4/14/2009	Info By Phon		
9/22/1999	Meas/Inspect	264	PATRIOT
8/23/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4972		Sq. Ft.	Site		0	80.	1.14	1									455,328						455,300	

Total AC/HA:	0.11414	Total SF/SM:	4972	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	455,328	Spl Credit		Total:	455,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.10931754
Const Adj.:	0.98980200
Adj $ / SQ:	197.641
Other Features:	107500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	724458
Depreciation:	78241
Depreciated Total:	646216

COMMENTS

PIPE BURST - WORK BEING DONE 3/09.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

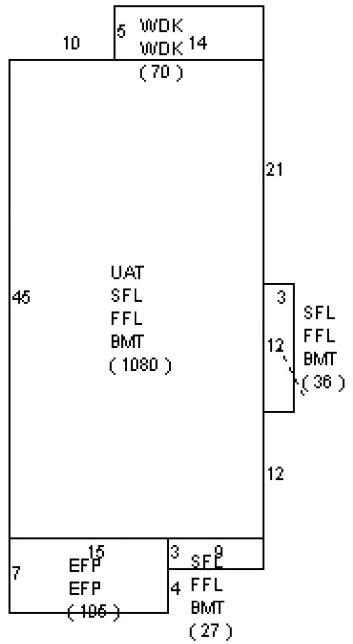
No Unit	RMS	BRS	FL
1	5	2	1
1	6	2	2
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	217.40
Special Features:	0	Val/Su Net:	159.59
Final Total:	646200	Val/Su SzAd	282.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,143	59.290	67,771
FFL	First Floor	1,143	197.640	225,903
SFL	Second Floor	1,143	197.640	225,903
UAT	Upper Attic	270	79.060	21,345
EFP	Enclos Porch	210	39.780	8,354
WDK	Deck	140	13.010	1,821

Net Sketched Area:	4,049			Total:	551,097
Size Ad	2286	Gross Area	4859	FinArea	2286

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

007.0-0005-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: